City of Lafayette Staff Report

For:	City Council
From:	Environmental Task Force Ann Merideth, Community Development Director
Date Written:	March 19, 2009
Meeting Date:	March 23, 2009
Subject:	Presentation on current Task Force projects and programs

Summary

The Environmental Task Force was established in 2005. Its accomplishments since then are outlined below. At the City Council meeting, the members will present the projects and programs currently underway. These include:

Green Building Ordinance: Task Force members Tom Chastain and Miya Muraki developed a proposal for a green building ordinance. The Task Force has been reviewing and discussing the proposal, and the latest version is attached. The Task Force requests input from the City Council before proceeding with discussions with the Planning Commission and Design Review Commission.

Environmental Strategy 2009 / Climate Action Plan: One of the original and most important reasons the Environmental Strategy was developed was to develop a plan for reducing the community's greenhouse gas emissions. The Task Force has begun work on a document that will expand the Strategy that was adopted by the City Council in 2006 and include a climate action plan. The document's draft outline is attached, and the Task Force requests input from the City Council before proceeding.

Local Foods, Farmers Market: A subcommittee of the Task Force has been exploring options for offering local, organic foods to the community. The Task Force will report on the efforts to date, including the formation of a local foods group.

Green Awards: The Green Award program in conjunction with Sustainable Lafayette is in its second year. Awards will be presented at an April Council meeting.

Earth Day: The fourth annual Earth Day festival will be held this year at Stanley Middle School on April 19. It will be an expanded event to include the Lamorinda area, and will celebrate local solutions. Sustainable Lafayette, Chamber of Commerce and City are the sponsors.

Downtown Strategy: The Task Force has been discussing the Downtown Strategy regularly since how the Downtown develops in the future could affect the community's greenhouse gas emissions. Task Force members have attended various public meetings, and discussed the Plan at its meetings.

Background

The Environmental Task Force was first established in 2005 with the goal of developing an environmental strategy for the City. That goal was achieved in November 2006 when the City Council adopted the Environmental Strategy which includes the following mission statement, guiding principles, and goals:

Mission Statement

The City of Lafayette is committed to developing and implementing environmental policies and programs that will enable the City and its residents to meet their present needs without sacrificing the ability of future generations to meet their needs.

Guiding Principles

The City recognizes that to achieve its commitment it requires the effort of individual community members and that it has an important role in educating its citizens and acting as a model. In fulfilling its commitment, the City of Lafayette should be guided by the following principles:

1. The importance of environmental sustainability should be considered in City policy and decisions.

2. The protection, preservation and restoration of the natural environment are high priorities of the City.

3. Broad community cooperation among the City government, businesses, residents, community organizations, and schools and other service providers is essential to effective community governance.

4. Community awareness, responsibility, participation and education are key elements of an environmentally sustainable community.

5. Environmental quality, economic health and social equity are related.

6. The City recognizes that it is part of a wider community and that local environmental issues cannot be separated from their broader context.

Goals

To ensure the environmental sustainability of the community, the City will establish and work towards achieving goals in the following areas:
1. Resource conservation
2. Environmental effects on public health and welfare
3. Environmentally sensitive land use
4. Community education and civic involvement

Consistent with the mission statement, guiding principles, and goals, the adopted Environmental Strategy includes tasks for 2006-2010. The status of each task is shown on the following page.

	Task	Status
	2007	
1	Establish baseline levels for current residential water and energy use and solid waste generation, and water quality in creeks, and establish targets and milestones.	In cooperation with ICLEI, the community baseline inventory for 2005 has been completed. Targets and milestones will be established in the new Environmental Strategy / Climate Action Plan now underway.
2	Establish baseline level for the community's use of public transportation, and establish targets and milestones for increasing this level.	These will be included in the new Environmental Strategy./ Climate Action Plan now underway.
3	Investigate and make recommendations to the City Council regarding the programs of ICLEI – Local Governments for Sustainability, including those within Contra Costa County.	The City has been a member of ICLEI in July 2007.
4	Investigate and make recommendations to the City Council regarding the U.S. Mayors Climate Protection Agreement.	The City Council authorized the Mayor in November 2007 to endorse the Agreement. We are now listed on the US Mayors website: http://www.usmayors.org/climateprotection/map.asp
5	Assist City staff to initiate the development of City guidelines and incentives for sustainable building practices and a green building ordinance.	The Task Force is working currently on a green building ordinance.
6	Organize an annual Earth Week and associated Earth Day Event to enhance environmental awareness and allow residents to network and learn about environmental services and organizations.	A Task Force sub-committee in conjunction with the Chamber hosted the first Earth Day event in 2006. The sub-committee worked with Sustainable Lafayette to host the second event in 2007. The same group and the Chamber of Commerce held the 2008 event, and will be holding the 2009 on April 19.
7	Investigate and make recommendations to the City Council regarding the development and implementation of sustainable procurement practices for City supplies and materials.	The City Council approved sustainability practices for City Offices in 2008. The City Offices became a Contra Costa Green Business in 2008.
8	Encourage businesses to recycle, reduce packaging, close doors when heating or air conditioning is on, and use energy efficient lighting.	The Chamber of Commerce has formed a green committee, and Task Force and Sustainable Lafayette are working ongoing with the Chamber.
	2008	
9	Develop and implement programs to meet established targets and milestones for residential water and energy use and solid waste generation and water quality in creeks.	These will be included in the new Environmental Strategy / Climate Action Plan now underway.
10	Develop and implement a program to meet established targets and milestones to increase the community's use of public transportation.	
11	If acted on by the City Council, begin follow-up to Council's actions on U.S. Mayors Climate Protection Agreement programs and/or ICLEI programs.	

	Task	Status
12	Assist City in the completion of guidelines and incentives for sustainable building practices and the adoption of a green building ordinance.	The Task Force is currently working on a green building ordinance.
	2008-2010	
13	Promote programs that encourage reuse and increase recycling among businesses, residents, community organizations, and schools and other service providers.	These will be included in the new Environmental Strategy / Climate Action Plan now underway.
14	Investigate and make recommendations to the City Council regarding the purchase of hybrid and/or other fuel-efficient vehicles for City use.	The City rarely purchases new vehicles. But the Police Chief's car is a hybrid (the first hybrid police chief's car in California), and new Code Enforcement vehicle is fuel-efficient.
15	Through the City and/or schools, establish a local California Native Plant Garden and educate the community about drought tolerant plants and drip irrigation.	The Lafayette School District Board approved the construction of a garden at Springhill.
16	Publicly recognize businesses, residents, community organizations, and schools and other service providers that model environmental stewardship.	The first annual awards were presented at the April 14, 2008 City Council meeting, and the second will be presented at a meeting in April.
17	Encourage the use of non-polluting household, work-related and garden products and Integrated Pest Management programs.	These will be included in the new Environmental Strategy / Climate Action Plan now underway.
18	Develop and provide pamphlet "Your Watershed Responsibilities as a Homeowner in Lafayette" to all homeowners.	To be done. The Creeks Committee is working on this as a project.
19	Recommend to the City Council an annual budget for watershed monitoring of pollutants.	To be done.
20	Educate the public about the difference between native and potentially invasive plants, particularly near creeks.	To be done.
21	Investigate and make recommendations to the City Council regarding 25 mph electric vehicles within a certain perimeter.	To be done.
22	Investigate and make recommendation to the City Council regarding imposing limits on use of gas powered leaf blowers and encouraging the use of electric lawn mowers.	To be done.
23	Investigate and promote opportunities for Lafayette consumers to purchase local and regional organic produce, such as a local farmers' market.	The Task Force is working currently working on this.
24	Plan an environmental speaker series for the Senior Services Center and other groups.	To be done.
25	Have a regular space in the *Sun* for environmental information and consumer advice.	To be done.

Attachments

Draft Outline - Environmental Strategy – 2009
Schedule for Environmental Strategy / Climate Action Plan
Proposed Green Building Ordinance
Schedule for Green Building

DRAFT OUTLINE

ENVIRONMENTAL STRATEGY – 2009

I. Executive Summary

II. Introduction

A. Environmental Strategy – 2006

1. Summary
2. Mission Statement:
   The City of Lafayette is committed to developing and implementing environmental policies and programs that will enable the City and its residents to meet their present needs without sacrificing the ability of future generations to meet their needs. (Adopted 11/06)
3. Guiding Principles:
   The City recognizes that to achieve its commitment it requires the effort of individual community members and that it has an important role in educating its citizens and acting as a model. In fulfilling its commitment, the City of Lafayette should be guided by the following principles:
   - *The importance of environmental sustainability should be considered in City policy and decisions.*
   - *The protection, preservation and restoration of the natural environment are high priorities of the City.*
   - *Broad community cooperation among the City government, businesses, residents, community organizations, and schools and other service providers is essential to effective community governance.*
   - *Community awareness, responsibility, participation and education are key elements of an environmentally sustainable community.*
   - *Environmental quality, economic health and social equity are related.*
   - *The City recognizes that it is part of a wider community and that local environmental issues cannot be separated from their broader context. (Adopted 11/06)*
4. Goals:
   To ensure the environmental sustainability of the community, the City will establish and work towards achieving goals in the following areas:
   - *Resource conservation*
   - *Environmental effects on public health and welfare*
   - *Environmentally sensitive land use*
   - *Community education and civic involvement (Adopted 11/06)*
5. Process that led to adoption

B. Environmental Strategy – 2009

1. Reasons for new, expanded Strategy
   a. Climate change – as a global issue
   b. Climate change – as a local issue
   c. Recent initiatives (e.g., Downtown Strategy, green building, green businesses)

2. State and federal mandates for sustainability
    a. AB32
    b. SB375
    c. Federal

III. Baseline Information
A. Description of Lafayette
    1. Population
    2. Number of households
    3. Number of businesses
    4. Vehicles per household
    5. Commute patterns
    6. Energy usage
    7. Water consumption
    8. Solid waste
B. GHG emissions inventory (2005)

IV. Future Trends
A. Description of Lafayette
    1. Population
    2. Number of households
    3. Number of businesses
    4. Vehicles per household
    5. Commute patterns
    6. Energy usage
    7. Water consumption
    8. Solid waste
B. Forecast for GHG emissions (2020?)

V. Goals and Targets
A. Updated and expanded 2006 goals
B. General GHG emission reduction target(s)
C. Specific reduction targets
    1. Energy consumption
    2. Water consumption
    3. Solid waste disposal

VI. Implementation
A. Residential action plan (partnered with Sustainable Lafayette)
    1. Energy consumption
    2. Water consumption
    3. Solid waste disposal
B. Business action plan (partnered with Chamber of Commerce)
    1. Energy consumption
    2. Water consumption
    3. Solid waste disposal

C. Schools action plan (partnered with Lafayette and Acalanes districts, private schools)
    1. Energy consumption
    2. Water consumption
    3. Solid waste disposal
D. City of Lafayette
    1. Energy consumption
    2. Water consumption
    3. Solid waste disposal
E. Lafayette Library and Learning Center (partnered with County Library, LLLC Foundation, Friends of the Lafayette Library, and Lafayette Historical Society)
    1. Energy consumption
    2. Water consumption
    3. Solid waste disposal
F. Regional cooperation with other agencies

Environmental Strategy / Climate Action Plan

2009 Schedule

Task / Milestone	2009 JAN	2009 FEB	2009 MAR	2009 APR	2009 MAY	2009 JUN	2009 JUL	2009 AUG	2009 SEP	2009 OCT	2009 NOV	2009 DEC
Develop outline with Environmental Task Force												
Present proposal to City Council (3/23/2009)												
Prepare first draft												
Present to Environmental Task Force												
Prepare second draft												
Public review												
Present to City Council for adoption												

Rev. 2009-02-23

The Environmental Task will be expanding the City's Environmental Strategy that was adopted in 2006 to include information about the community's baseline greenhouse emissions and programs to reduce these emissions consistent with goals established in the AB 32. The expanded Strategy will also address other environmental issues, such as water conservation.

Lafayette's Green Building Ordinance

Requirements

- Residential
  - Single-family New Construction must get a minimum of 50 points on the GreenPoint Rated checklist and must be GreenPoint Rated.
    - Houses over 2,500 SF must meet stricter Title 24 thresholds. Larger homes must meet the Title 24 requirements of a 2,500 SF home- the larger the house, the greater the energy efficiency requirements.
  - Single-family Remodels
    - Projects under 500 SF must submit a GreenPoint Existing Home checklist with plans.
    - Kitchen remodels, projects over 500 SF and < 50% of existing area must get GreenPoint Existing Home "Elements" Rating (minimum 25 points).
    - Projects > 50% of existing area must get GreenPoint Existing Home "Whole House" Rating (minimum 50 points).
  - Multifamily New Construction must get a minimum of 50 points on the GreenPoint Rated checklist and must be GreenPoint Rated.
  - Multifamily Remodels with no new floor area must submit a checklist with plans.
- Commercial
  - New Construction and Remodels
    - Projects under 5,000 SF must submit a LEED checklist with plans.
    - Projects over 5,000 SF must be designed to achieve LEED Silver and upon completion, the architect and contractor must sign an affidavit attesting they have met the green building requirements.

Implementation

- Applicants must contact a GreenRater or a LEED AP and/or register their project with the USGBC.
- A GreenRater or a LEED AP must verify the accuracy of the project's green checklist.
- A signed GreenPoint or LEED checklist must be submitted as part of the Building Permit application.
- During construction, any green building inspections will be scheduled directly with the GreenPoint Rater or LEED AP.
- Upon completion, the GreenPoint Rater or LEED AP must verify that all the green points have been achieved. A copy of the GreenPoint Certification is required before requesting a final inspection.

Items To Include on the City's Green Building Website:

- A copy of the city's green building ordinance
- A description of green building
- Steps required to become certified
- Links to guidelines for all categories
- List of local and state incentives to build green
- Green landscaping tips and links
- Links to Build It Green, Stopwaste.org, Flex Your Power, EnergyStar…

Logistics:

- Cost to become GreenRated- $400 for a single-family residence + GreenRater's verification fees (typically $700-1,500)
- Cost to become LEED certified-
  - LEED for Homes- $375+ to USGBC in addition to ___ to the Davis Energy Group
  - Non-residential LEED- $2,200-23,000 (depending on size). Projects awarded Platinum certification receive a rebate for the certification fees ($1,750-22,400).
- Cost to use the Build It Green checklists- free

- Would Lafayette want a list of pre-approved raters?

What Our Neighbors Are Doing...

Cities That Have Adopted The Build It Green Single-Family Residential Guidelines:

- Cotati- 90 points and must be GreenPoint Rated. Projects must also exceed T24 by 15%, pre-plumb for solar, incorporate 30% flyash and follow landscape (plant selection and irrigation) requirements.
- Hayward- must be GreenPoint Rated for Certificate of Occupancy
- Los Altos- 50 points
- Mill Valley- 50 points required for houses less than 3,500 SF and 60 points for houses greater than 3,500 SF, must be GreenPoint Rated
- Palo Alto- 70 points required, must be GreenPoint Rated
- Rohnert Park- 90-110 points required, based on housing density
- San Rafael, Sebastopol- 60 points, must be GreenPoint Rated
- Santa Clara County- must be GreenPoint Rated or LEED Certified
- Santa Rosa- 50 points required, must be GreenPoint Rated

Cities That Address Remodeling:

- Albany- any renovation that is subject to design review must get 50 points on the stopwaste.org checklist
- Hayward- projects over 500 SF must submit GreenPoint Existing Homes Checklist, self-certify
- Los Altos- additions that are 50% or greater of existing square footage must get 50 points on the stopwaste.org checklist
- Novato- additions that are 50% or greater of existing square footage must get 30 points on the stopwaste.org checklist
- Palo Alto- additions under 1,250 SF and/or renovations equal or over $75,000 must submit a checklist with the building plans
- Santa Clara County- additions over 500 SF and remodels equal or over $100,000 must submit checklist with plans

Cities That Have Adopted The Build It Green Multifamily Residential Guidelines:

- Albany- projects must obtain maximum points possible on checklist
- Hayward- multifamily and *mixed-use* must be GreenPoint Rated to obtain Certificate of Occupancy
- Palo Alto- new construction of 3+ units and/or additions greater than $100,000 must get 70 points and be GreenPoint Rated
- Rohnert Park- new construction must get 80 points and be GreenPoint Rated. Remodeling projects with no new floor area are exempt.

Cities That Address House Size In Their Green Building Ordinances:

Marin County

Size Threshold	T24 Adjustment
3,501-4,499 SF	Z2 0.923/ Z3 0.931
4,500-5,499 SF	Z2 0.777/ Z3 0.798
5,500-6,499 SF	Z2 0.710/ Z3 0.735
6,500-7,499 SF	Z2 0.638/ Z3 0.668
7,500-8,499 SF	Z2 0.580/ Z3 0.611

Mill Valley

Size Threshold	T24 Adjustment
3,501-4,499 SF	0.93
4,500-5,499 SF	0.85
5,500-6,499 SF	0.732
6,500-7,499 SF	0.663
7,500-8,499 SF	0.607
8,500-9,499 SF	0.561

San Rafael

Size Threshold	T24 Adjustment
3,501-4,499 SF	0.918
4,500-5,499 SF	0.826
5,500-6,499 SF	0.7
6,500-7,499 SF	0.629

Rohnert Park

Size Threshold	% Better Than T24
new ≥ 2000 SF	15%
new 1,900-1,999 SF	14%
new 1,800-1,899 SF	13%
new 1,700-1,799 SF	12%
new 1,600-1,699 SF	11%
new < 1,600 SF	10%
remodels ≥ 1,000 SF	10%

- Palo Alto- new construction of 1,250-2,550 SF needs to get 70 points. Over 2,550 SF, projects must get 70 points +1 point per additional 75 SF (150 points max.)
- Santa Clara County- new & remodels of 1,201-3000 SF must get GreenPoint Rated or LEED Certified. Projects over 3000 SF must get GreenPoint Rated +1 point per 100 SF over 3000 or LEED Certified.

Cities That Address Non-Residential Construction:

- Albany
  - new < 5000 SF must follow LEED-NC and get the maximum points practicable
  - new > 5000 SF must achieve LEED-NC, Gold and be certified by USGBC
  - renovation < 5000 SF must follow LEED-CI and get the maximum points practicable
  - renovation > 5000 SF must achieve LEED-CI Gold and be certified by USGBC
- Los Altos- new commercial, mixed-use, public and community facility buildings, and additions of ≥ 50% must exceed T24 by 15%
- Mill Valley
  - < 2,500 SF must follow LEED and get as many points possible, verified by a LEED AP
  - > 2,500 SF must achieve LEED Silver, verified by a LEED AP
- Palo Alto
  - new ≥ 25,000 SF must achieve LEED Silver, verified by USGBC
  - new 5000-25,000 SF must achieve LEED Silver, verified by LEED AP
  - new 500-5,000 SF must be pro-rated (project SF/5000 SF x 33 points), verified by LEED AP
  - renovation ≥ 5000 SF and ≥ 50% of existing and ≥ $500,000 must be LEED certified, verified by LEED AP
  - other renovation ≥ $100,000 must submit LEED-CI checklist with building plans
- Rohnert Park
  - new < 20,000 SF must be LEED Certified, self-certify
  - new 20,000-50,000 SF must achieve LEED Silver, self-certify
  - new > 50,000 SF must achieve LEED Silver, verified by USGBC
- San Rafael
  - new < 5,000 SF must incorporate parts of LEED
  - new 5,000-29,999 SF must be LEED Certified, verified by LEED AP
  - new ≥ 30,000 SF must achieve LEED Silver, verified by USGBC
- Santa Rosa- any non-residential new or addition of more than 1000 SF or 50%+ of existing must get a minimum of 20 points on the LEED checklist, verified by LEED AP

Cities Offering Incentives:

- Mill Valley- for residential over 100 points or non-residential that achieve LEED Platinum
  - plaque certifying meeting city's Emerald Green Building Standards
  - provision of city's green building logo on signage
  - listing on city's website for a period of time
- San Rafael- for residential over 100 points or non-residential that achieve LEED Gold
  - expedited building permit plan check (typically 2 weeks)
  - reimbursement for the cost of the GreenRater (for residential only and up to $1000)
  - provision of a bronze plaque for building mounting, identifying the project as meeting the city's Emerald Green Building Level
  - provision of a city green building logo for construction signage
  - listing of the building on the city's website

Cities With Penalties:

- Palo Alto- final inspection will be withheld until the applicant has implemented equivalent alternate measures approved by the compliance official or unless an exception is granted. Stopwork orders can be issued at any time during construction if the GreenRater determines non-compliance.
- Rohnert Park, Santa Rosa- subject to violation charge of $1000
- San Mateo County- to obtain building permit for any single/double/multi-family or remodel of 50%+, applicant is required to post a bond of $5000 or $1.50 per square foot (whichever is higher). Verification from Build It Green or USGBC is required prior to release of bond. If buildings don't obtain certification, bond is forfeited.

Terms

Build It Green

It is a non-profit out of Berkeley dedicated to improving building practices and promoting green building.

GreenPoint Rated

It is a program of Build It Green, and focuses on green residential building in California. Third party "GreenRaters" certify that buildings meet the GreenPoint checklists in the categories of: Single Family New Construction, Multifamily New Construction and Existing Home. Buildings must incorporate measures regarding energy efficiency, resource conservation, indoor air quality, water conservation and community.

LEED

LEED (Leadership in Energy and Environmental Design) is a rating program that was developed by the USGBC. LEED Certification signifies that a building is an environmentally responsible, sustainable and healthy place to inhabit. LEED ratings exist for the following categories: New Construction, Existing Buildings: Operations & Maintenance, Commercial Interiors, Core & Shell, Schools, Retail, Healthcare, Homes and Neighborhood Development. Buildings can obtain higher levels of certification- LEED Silver, Gold or Platinum.

LEED AP

LEED Accredited Professionals are building professionals who have a solid understanding of the principles of green building and of the LEED process and requirements.

stopwaste.org

Stopwaste.org is run by the Alameda County Waste Management Authority and the Alameda County Source Reduction and Recycling Board. They developed green building guidelines, which the Build It Green guidelines were later modeled after. The Alameda County Waste Management Authority is a founding sponsor of Build It Green.

Title 24 (T24)

It is part of the California Code of Regulations and regulates energy consumption of residential and non-residential buildings.

USGBC

The US Green Building Council is a non-profit dedicated to promoting sustainable building practices.

Ways To Exceed Title 24:

- Improve insulation
- Install radiant barrier roof sheathing in warm inland climates
- Install energy efficient windows
- Maximize daylighting
- Install tankless water heaters
- Install lighting sensors
- Install water heater with energy factor > 0.62
- Install high efficiency furnace (A-FUE 90%+)
- Install high efficiency air conditioner (SEER >14) with a thermostatic expansion value
- Use xeriscaping and other landscaping techniques to reduce weather effects by as much as 9%

Green Building

2009 Schedule

Task / Milestone	2009 JAN	2009 FEB	2009 MAR	2009 APR	2009 MAY	2009 JUN	2009 JUL	2009 AUG	2009 SEP	2009 OCT	2009 NOV	2009 DEC
Develop outline with Environmental Task Force												
Present proposal to City Council (3/23/2009)												
Present to DRC, PC												
Prepare draft ordinance												
Review of draft ordinance by DRC, PC												
Prepare final ordinance, CEQA												
Public hearings by PC												
Public hearings and adoption by City Council												

Rev. 2009-02-23

The Environmental Task Force is developing a green building program and ordinance consistent with the City's adopted Environmental Strategy.